

# EXHIBIT F



# TITLE INSURANCE CLOSING ESTIMATE

<b>Title #:</b>	119778FA-W	<b>Closing Date:</b>	06-19-2015	<b>Closer:</b>	Adam MacPherson
<b>Buyer's Atty:</b>	Brett S. Lando, Esq., Gahagan & Lando LLP	<b>Seller:</b>	Michael Durand and Marlene; Zarfas a/k/a Marlene A. Zarfas a/k/a Marlene Durand		
<b>Seller's Atty:</b>	Alan C. Pilla, Esq.	<b>Purchaser:</b>	Adam Ilkowitz and Jeniece Ilkowitz		
<b>Lender's Atty:</b>	Brett S. Lando, Esq., Gahagan & Lando LLP	<b>Lender:</b>	JPMorgan Chase Bank, N.A.		
<b>Premises:</b>	498 Manor Lane Pelham, New York County of Westchester Town of Pelham	<b>Property Info:</b>	Residential 1-2 Family		

DESCRIPTION	BUYER	SELLER	LENDER
<b>Policy &amp; Endorsements</b>			
TOEPP Policy	\$922,500.00	\$4,286.00	
Loan Policy	\$246,000.00	\$356.00	
Market Value Rider (TOEPP)		<del>\$175.00</del>	
Res Mtg		\$25.00	
Environmental Lien		\$25.00	
Waiver-New		\$25.00	
<b>Escrows</b>			
15/16 Village Tax Due 6/1		6048.90	
Agency Exch to PAY			
Agency Exch to HOLD			
<b>Recording Taxes</b>			
State Transfer Tax	\$922,500.00	\$3,690.00	
Mtg. Tax (1.3%)	\$246,000.00	\$2,553.00	
Lender's Mtg. Tax	\$246,000.00		\$615.00
<b>Ancillary Fees</b>			
*Departmental Searches Housing Building Fire C/O		\$325.00	
*(5) Bankruptcy Search		\$125.00	
*(5) Patriot Search		\$125.00	
*Sales Tax		\$42.41	
Report Delivery Fee (2 reports)		\$16.00	
Survey Inspection		\$95.00	
Escrow Service Fee		<del>\$45.00</del>	
<b>Recording Fees</b>	RF* PF*		
Rec. Mortgage	\$175 + \$50 =	\$225.00	
Rec. Deed	\$195 + \$75 =	\$270.00	
Satisfaction	+ \$50 =		
Assignment	+ \$50 =		
P.O.A.	+ \$50 =		
<b>TOTAL CHARGES</b>		\$3,690.00	\$615.00

## MEMO TO LENDER'S ATTY

\* Stated totals are estimates ONLY and are calculated using information provided to The Judicial Title Insurance Agency LLC (Judicial) prior to the date of closing.

\* In the event that the information provided to Judicial changes, (i.e. page counts, additional searches, escrows for taxes or liens, additional recordings, changes to purchase price or mortgage amount etc.) the title bill will be amended.

\* This ESTIMATE is not to be construed as a FINAL bill for title charges and is subject to change.

## NOTES

d \$225.00  
to Adam  
MacPherson  
title  
closer

06/19/2015 01:20 PM kc